

SAN MANUEL HOTEL AND CASINO EXPANSION PROJECT

Frequently Asked Questions

OVERVIEW OF THE PROJECT

Why is the San Manuel Casino planning to expand its facilities and what are the highlights?

The San Manuel Casino takes great pride in its casino operations and constantly seeks to provide a premier guest experience for everyone who visits the casino. A hotel is an amenity many of our guests have requested over the years, and we believe it will enhance our visitors' stay.

To meet the needs of casino visitors, the San Manuel Casino is proposing to expand its facility with approximately 795,000 square feet of new entertainment and hospitality space. It would include a resort-style, approximately 500-room hotel and spa, expanded casino space with state-of-the-art amenities, up to a 4,000-seat performance venue, additional meeting and event space, new high-quality restaurants and retail shops, a 2,200-vehicle parking structure and power utility infrastructure, all within the existing San Manuel Casino site.

Where is the project located?

All proposed development is located within the existing San Manuel Casino site on the Tribe's Reservation.

OVERVIEW OF THE TRIBAL ENVIRONMENTAL IMPACT REPORT AND INITIAL INDEPENDENT REVIEW FINDINGS

What is a TEIR and why is it necessary?

A Tribal Environmental Impact Report (TEIR) was developed in accordance with the requirements of the Tribal-State Compact between the Tribe and the State of California. The purpose of the report is to assess and provide the public and local government agencies with information about the potentially significant off-reservation impacts of the proposed expansion, both during construction and during operation.

What potential environmental impacts are studied?

The TEIR considers the potential off-reservation environmental impacts in the following areas: aesthetics, agricultural and forest resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, land use, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, utilities and service systems, water resources and cumulative impacts.

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What are the independent review findings of the Final TEIR?

After seeking public input, independent experts conducted a review of the potential off-reservation environmental impacts of the Project. The Final TEIR reports that, with the implementation of traffic mitigation at the intersection of Arden Avenue and Highland Avenue, the Project will not have any significant impacts to the surrounding communities. Key report findings include:

- The Project will be in keeping with the natural color scheme and design of the existing Casino.
- Continuation of the dark sky measures in use at the existing Casino will ensure that there will not be any significant light or glare impacts.
- Maintenance of existing sound walls and other sound control measures will ensure that there will not be any significant noise impacts.
- The Project will not cause a significant impact to air quality, and the Tribe has voluntarily committed to additional clean air measures, including, but not limited to, eco-friendly vehicle purchasing, electric vehicle charging stations in the new parking structure, and anti-idling programs.
- Planned mitigation measures to improve traffic conditions at the intersection of Arden Avenue and Highland Avenue will ensure no significant traffic impacts in the area and will ensure the acceptable level of service adopted by the applicable jurisdiction is achieved on nearby roadways and intersections.
- San Manuel will adhere to current CalGreen standards adopted by the County of San Bernardino.

If I have more questions about the TEIR process who can I talk to?

A copy of the **Notice of Completion of the Final TEIR and Final TEIR** and additional information on the TEIR process can be found at www.sanmanuelteir.com. If you have further questions, please contact Jacob Coin, San Manuel Office of Public Affairs at Jcoin@sanmanuel-nsn.gov.

CONSTRUCTION ACTIVITIES

Will any local, state or federal funds be used on the construction of this Project?

No local, state or federal funds will be used on the construction of the Project. San Manuel will also work collaboratively with local jurisdictions to implement traffic mitigation at the intersection of Arden Avenue and Highland Avenue and will provide the necessary fair share of funding.

When will construction of the Project begin?

It is expected that construction would begin as early as the summer of 2018 and is expected to be completed in the third quarter of 2020.

I live close to the Casino. How will construction impact noise levels in my neighborhood?

As part of the TEIR, off-reservation impacts such as noise have been studied and found to be less than significant and construction noise control will be in place to adhere to the local noise ordinance. The Tribe has adopted the following construction standards for this Project:

The Tribe shall require construction contractors to limit exterior construction to the hours of 7:00 a.m. through 8:00 p.m., within the hours allowed by the City of San Bernardino.

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I live close to the Casino. How will construction impact noise levels in my neighborhood? (cont.)

Equipment and trucks used for Project construction will use the industry standard noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds), wherever feasible. Idling of equipment and vehicles which are not in use will be limited to the extent feasible.

Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction will be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust will be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves will be used where feasible; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, will be used whenever feasible.

Stationary noise sources will be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.

What will be done during construction to control dust?

The Project will implement the following fugitive dust control measures:

- Water spray/mists or similar suppressant (e.g., SoilSeal) shall be used during bulk material handling, earth-moving, construction and demolition activities, and vehicle movement on unpaved roads. Application of water dust suppressant shall occur at least 3 times per day on active areas of disturbance and unpaved roads.
- To minimize dust on unpaved roads at the site, limit truck speed to 15 miles per hour or less on unpaved roads.

Who can I contact with construction-related questions or concerns?

San Manuel will have dedicated community liaisons and a dedicated Project helpline and email during the construction phase of the Project that will be able to assist with Project concerns and questions in a timely manner. This contact information will become available prior to the start of construction. In the meantime, questions can be directed to Jacob Coin, San Manuel Office of Public Affairs at Jcoin@sanmanuel-nsn.gov.

Will casino operations be impacted during construction?

Construction is not expected to impact any gaming areas or entertainment venues throughout the casino. Every effort will also be made to minimize impacts to guests using the parking structure. As the Project is designed and construction staging is determined, the Project management team will develop a plan that will continue to make the casino property easily accessible for guests driving to the facility.

From an aesthetics standpoint, will the expansion look differently from the existing casino facility?

The Project will keep in line with the design of the landscaping and architectural themes of the existing facility. This includes the current earth-tone color scheme that complements the natural environment.

What will be done to address light and glare from the property?

The Project will provide shielding consistent with those used on the existing casino and parking structure to reduce light and glare on adjacent off-reservation residences, including providing shields along the parking structure ramps, use of landscaping screens and walls, shielded light fixtures and the use of directional controls where applicable.

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What about the potential increase in public safety needs that will come with a casino expansion?

San Manuel's Department of Public Service and Fire Department will continue to provide public safety, fire and paramedic services to the casino and the Project. In addition, San Manuel is committed to working with and supporting local law enforcement, fire and emergency services to address all public safety needs in the nearby and greater community, including continuing to provide resources through its direct service funding and mutual aid agreements and grant funding opportunities with local jurisdictions.

What are some of the new job opportunities that will be available? When will the hiring process begin?

The San Manuel Hotel and Casino Expansion Project is expected to create approximately 1,200 new jobs. It is expected that construction would begin as early as the last half of 2018 and is expected to be completed in the third quarter of 2020. Employment opportunities will include gaming, food and beverage, hotel, facilities, public safety, and administration, to name a few areas. Future employment opportunities will be posted on <https://jobs.jobvite.com/sanmanuel>.

What will be the economic impact to the community?

The proposed casino expansion Project is a \$550 million investment that will create significant local economic opportunities. During construction, the Project will create approximately 1,400 jobs, providing two years of work for many local contractors and construction workers who otherwise may have to travel outside of our region and away from their families to find steady employment. Once in operation, it will add 1,200 new permanent jobs.

Overall, San Manuel generates more than \$1 billion in annual economic activity in San Bernardino County, and that figure is expected to increase with the proposed facility upgrades. San Manuel is one of the largest private employers in the county, supporting more than 4,200 employees and providing more than \$200 million in annual paychecks and benefits.